

# Facilities Quarterly

ERNEST ORLANDO LAWRENCE BERKELEY NATIONAL LABORATORY ♦ FACILITIES DIVISION NEWSLETTER

JULY  
2003

## OFFSETS: A NEW WRINKLE IN THE PLANNING PROCESS

In 2001 Congress established a new regulation that links approval and construction of new facilities to disposal of ones that are obsolete. The new policy, implemented in FY 2003, requires DOE to "offset" new construction projects by eliminating excess buildings and facilities of equal size through transfer, sale, or demolition. New construction that doesn't meet the offset requirement must be specifically approved by Congress.

DOE Berkeley Site Office (BSO) Facilities Manager / Federal Project Director Warren Yip notes that, "the intent of the congressional requirement was very good. Before, everybody built new buildings and didn't really care about tearing down old buildings. We need to be better stewards of our laboratories."

At Berkeley Lab, the offset policy came in time to impact the first major construction start since

1994 and set off a scramble to find offsets for that project and two others besides. With the 96,000-square-foot Molecular Foundry scheduled to start construction in FY2004, the 30,000-square-foot User Support Building slated for FY2006, and the 1200-square-foot Building 64 Biosciences Addition planned for FY2003, Berkeley Lab had "banked" only 15,639 square-feet worth of offsets, all the result of demolishing Building 29.

Berkeley Lab's only sizable current demolition project, the 150,000-square-foot Bevatron, won't be completed for about 10 years, not soon enough to satisfy Congress' "banking" rule, which requires that excess property identified as an offset against a new project must be eliminated by the time the new project is ready for beneficial occupancy. The Molecular Foundry is scheduled for

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## FACILITIES PROFILE: Pete Montoya

The next time you have a chance to enjoy Berkeley Lab's very own rock band, the Lawrence Berkeley National Laboratory Rhythm and Blues

Review, take a look at the guy laying down the smooth and steady drumbeat. That's Pablo (Pete) Montoya, and that steady drumbeat says something about the man.

Pete grew up in Fresno, one of nine brothers and six sisters. When Pete was 13 his father bought him his first set of drums at a pawn shop. Pete had talent and soon joined his brothers in a rock band. This was in the '70s, and Pete divided his summer days between staying cool at one of the local reservoirs and playing rock 'n roll.

The Montoya brothers became a popular act and eventually found themselves in pretty good company, opening for headliners like Tower of

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Pete Montoya

Photo by Roy Kaltschmidt

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<http://fac.lbl.gov/Facilities>.

## OFFSETS: *continued from page 1*

completion in FY2007, well before the Bevatron demolition will be complete.

The job of finding the additional excess space fell primarily to Warren Yip and Facilities Planner Dick Dicely. Dicely, while acknowledging the reasonableness of the new space policy, allows that it puts Berkeley Lab in a bind: "Complex-wide [using offsets] makes sense—the fact that we

at Berkeley Lab don't have any [derelict buildings] notwithstanding."

As Planning Group Leader Laura Chen explains, "Our situation here is different. All our buildings are fully utilized, and we're desperate for space." Because of its small site and high building density, Berkeley Lab has historically recycled its old buildings, renovating them for new purposes

after their original mission has ended.

But, while Berkeley Lab's space utilization practice could be seen as meeting the spirit of the offset policy, it's the letter that counts. With an unmet need of over 100,000 square feet, as Yip explains, "We had to go out and find more space."

The first break came in the form of a 15-acre DOE Office of Science site located at UC Davis. The Laboratory for Energy-Related Health Research (LEHR) facility had been decommissioned in 1992 and was undergoing remediation. According to Yip, "Ron Howard, who is the [DOE] real estate officer in Oakland, helped us to find the space at LEHR." DOE's Office of Environmental Management (EM) had recently completed the environmental cleanup there, and would soon turn over title of 11 buildings to UC Davis, while demolishing four others. This allowed banking of about 80,000 square feet of space for the Berkeley Lab projects.

Still, the LEHR offsets weren't enough to cover Berkeley Lab's total need of 126,000 square feet for the Molecular Foundry and User Support Building. Says Dicely, "We were short about 31,000 square feet, and that's where Warren comes in." Yip brought the matter to the attention of DOE headquarters and succeeded in securing funding for the deconstruction of Building 10 (15,200 square feet) as part of the User Support Building project, which will be constructed on the site of Building 10.

In the course of securing some of the needed offsets, Yip also focused attention on the Bevatron, whose decommissioning and demolition has been slowed by a scarcity of funds. "We've been spending ages on it and we still haven't knocked it down," says Yip. "It will probably take another 10 years to dismantle the Bevatron—but we need 31,000 square feet now."

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### *From the Division Director ...*

## Facilities Division To Form Three Departments

Effective October 1, 2003, Facilities will begin realigning into three new departments. This change is the next phase in Facilities' transition from a department to a division and takes recognition of the three distinct business functions that exist within the Facilities organization. The new departments will group together all assets necessary to deliver the specific family of services associated with each major Facilities function. These alignments are intended to facilitate communications and improve the cost-effectiveness of service and project delivery. The three new departments will be Plant Operations, Design and Construction, and Site Services.

Plant Operations will be charged with carrying out all of the services related to existing Laboratory assets, including buildings, infrastructure, and utilities. The bulk of this new department will be made up of the existing Maintenance and Operations, and Technical Services units.

Design and Construction will focus on creating new assets through coordinating architectural, engineering, inspection, and project management functions in the delivery of construction and improvement projects. The placement of all of these functions within a single management unit will enhance project communications and create a more streamlined delivery process.

Site Services will function in a mode that is similar to the existing Site Services unit, with the addition of other Labwide services currently provided by Facilities. The focus will be on consolidating critical services into a delivery unit that is structured to meet specialized needs that are distinct from maintenance or construction.

The current target is to fill the Department Head positions by October to coincide with the beginning of the fiscal year. Organization charts will also be updated at this time. The initial alignments of specific units and personnel within the three departments will be somewhat fluid over the following months as the new department heads fulfill their strategic objectives and the service delivery models are finalized.

*George Reyes*

## FACILITIES DIVISION

Facilities provides Berkeley Lab with a full range of architectural and engineering, construction, and maintenance services for new facilities and for modification and support of existing facilities.

Architectural and engineering services include facility planning, programming, design, engineering, project management, and construction management. Maintenance and construction functions include custodial, gardening, and lighting services; operation, service, and repair or replacement of equipment and utility systems; and modifications, alterations, and additions to buildings, equipment, facilities, and utilities. Additional services include

bus and fleet management, mail distribution, stores distribution, property management, property disposal, cafeteria operations, and electronics repair.

Ongoing Facilities activities include renewal and upgrade of site utility systems and building equipment; preparation of environmental planning studies; in-house energy management; space planning; and assurance of Laboratory compliance with appropriate facilities-related regulations and with University and DOE policies and procedures.

The Work Request Center expedites facility-related work requests, answers questions, and provides support for facility-related needs.

## FOCUS ON SERVICE: Plumbers Keep Cyclotron LN Flowing

Planned shutdowns at Berkeley Lab's user facilities are times of tight deadlines and intense activity for Facilities crews—the only times that necessary maintenance and repairs can be completed without interfering with the facilities' scientific mission. When the 88-inch Cyclotron had its summer shutdown recently, an important repair job on the 30,000-liter liquid nitrogen (LN) tank was planned for Wednesday July 9. According to Maintenance's Greg Seaman, "There was a leak in a pipe—a two day repair job—and since the tank is our only LN source, we needed to wait until the shutdown to do the repair."

What happened next, however, was not planned. According to Claude Lyneis, head of the 88-Inch Cyclotron, "The morning of July 9th, we learned that the individual scheduled to do the work was in the hospital. Greg Seaman, who was coordinating the repair, called [Plumbing Shop Supervisor] Tom Reese

and explained our situation and the fact that we needed help immediately." Reese responded right away, ordering materials and assigning Butch Holeman and two other plumbers, Chris Hall and Roger Deaver, to do the work. Manny Gonzalez of the Engineering Division Weld Shop was brought in to do the stainless steel welding. According to Reese, "Butch was the brains behind the deal. He's really up on LN piping."

"Tom came through with a good response and cooperation," says Seaman, "The tank was brought down and up the same day."

By Friday morning, the LN system was back online, with an improved piping system. In addition to fixing the leaks, the crew installed two new isolation valves—making it possible to work on the LN tank piping without having to drain the tank—and

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## COMPLIMENTS

The ALS's Georgeanna Perdue sends praise for Planning Group Leader Laura Chen's "...wonderful presentation...to the ALS supervisors and managers....You heard exactly what I wanted you to present, and tailored your presentation to that."

In Building 90, Corinthia Peoples of the Building Technologies Group has noticed "...an extreme difference in the quality of cleanliness in our area..." since Yosef Gedela became custodian.

Meanwhile, in the Directorate, Janice Magee reports that, "Barry Pope went above and beyond for our painting job here in the Director's Office. It looks wonderful. He took initiative to paint the pipes, clear out old items we have had 'stashed' but could not reach, offered to replace a missing ceiling panel and provided guidance for refurbishing our cabinets. He even vacuumed the carpet!"

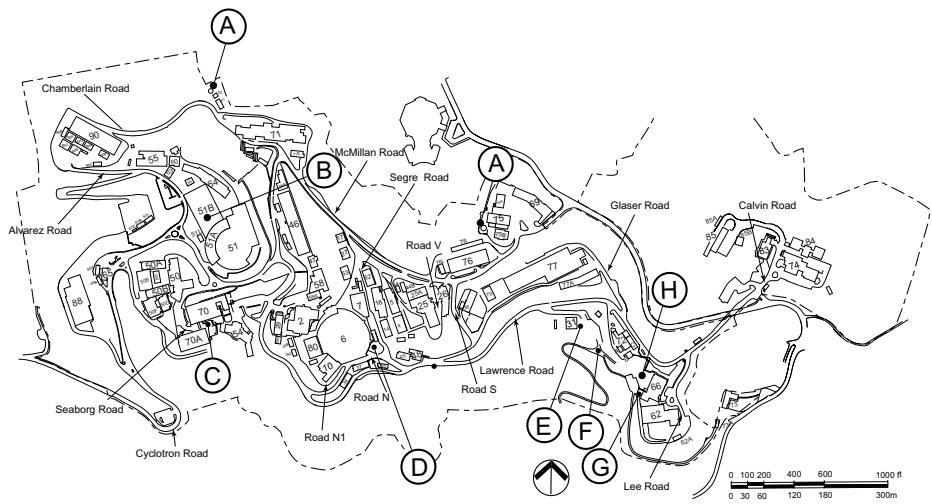
## WORK REQUEST CENTER

Telephone	6274
Fax	7805
E-Mail	WRC@lbl.gov
Mailstop	76-222
Web	web3.lbl.gov/wrc

The WRC welcomes questions or comments about Facilities Quarterly.

# CONSTRUCTION AND YOU

Current construction projects affecting parking, or vehicular or pedestrian circulation



**Project Contacts.** The name in parentheses after each project is the Project Manager (PM) or other person who is responsible for project oversight: coordinating all phases from design through construction; controlling cost, scope and schedule; and ensuring client satisfaction. This person will be happy to answer any questions about the project.

**Sitewide Water Distribution Upgrade**

<b>A</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>
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This major water supply system upgrade will intermittently affect traffic and pedestrian circulation, parking, and building water service. (Charles Allen, x6438)

**Bldg 51: Demolition**

<b>B</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>
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Demolition and removal of excess materials is in progress inside Bldg 51 and the EPB Hall. The demolition and hard hat work areas are fenced off for safety. Fire equipment access lanes, indicated with red paint, are to remain clear—no parking or standing allowed. Parking in the lower Bldg 51 lot is restricted since the area is used for staging out of materials. Pedestrian traffic is not allowed through Bldg 51 or the EPB hall, as a safety measure. Large-truck traffic is expected to continue through August. (Richard Stanton, x6221)

**Bldg 70A: Wet and Culture Labs**

<b>C</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>
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Parking spaces in the loading dock area between Buildings 70 and 70A will be used as a construction laydown area. (Bill Wu, x5216)

**Bldg 6: User Support Space**

<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>D</b>
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Trucks will use the driveway area on the southeast side of Bldg 6 intermittently for loading and unloading. Occasional obstruction of traffic may occur. (Dan Galvez, 6213)

**Bldg 31: NMR Installation**

<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>E</b>
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Construction of the NMR Facility will impact access to Bldg. 31 and areas to the north and south. Occasional obstruction of traffic may occur. (Bill Wu, x5216)

**Bldg 31: Roadway Renovations**

<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>F</b>
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Construction will impact access and parking around Building 31. (Dan Galvez, x6213)

**Bldg 66: Emergency Generator Replacement**

<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>G</b>
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Construction will impact access and parking on the south side of the building. (Dan Galvez, x6213)

**Bldg 66/72: Reroute Cooling Water Line**

<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>H</b>
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Construction will impact access and parking at Building 66 and on Lawrence Rd. between Buildings 66 and 72. (Dan Galvez, x6213)

**“CAUTION—CONSTRUCTION AREA”**

Construction barricades and warnings are there for your protection. Under no circumstances should you cross a construction barricade, or disobey posted warnings or directions. Contact the Project Manager for escorted access to construction areas.



## ON THE DRAWING BOARD

*projects in study or conceptual design*

### **Bldg 49: Office Building**

This 60,000-sq-ft (5600 sq-meter) office building will be designed and constructed by a private developer on the LBNL site adjacent to Cyclotron Road and near the Blackberry Gate. The building will contain four stories of offices and a fifth-floor conference center. A bridge will connect Building 50 to the fifth floor. (Dave Tudor, x4171)

### **Building 77A: Conversion for DesignWorks**

Preliminary design is proceeding for conversion of approximately 2400 sq ft from highbay to engineering workstations for the Engineering Division DesignWorks Group. (Dan Galvez, x6213)

neering workstations for the Engineering Division DesignWorks Group. (Dan Galvez, x6213)

### **User Support Building**

This 30,000-sq-ft (2800 sq-meter) building will be located on the site of the current Building 10. The project will be double the size of Building 10 and provide modern research support space and offices. Currently, the project is included in the DOE FY 2005 funding cycle, with a planned occupancy in FY 2008. The USB will support researchers at all of LBNL's User Facilities and provide additional staging area for ALS experiments. (Dave Tudor, x4171)

## IN PROGRESS

*funded projects*

### **Bldg 6: Advanced Light Source User Space**

Construction is scheduled to begin in August to provide additional research support space in the ALS. Project completion is scheduled for December 2003. (Dan Galvez, x6213)

### **Bldg 31: NMR Installation**

Funded for FY 2003, this project will build out the Building 31 high bay with an insulated enclosure that will house the 800-MHz NMR system and supporting utilities. (Bill Wu, x5216)

### **Bldg 51B: EPB Hall Demolition**

Planning is underway for demolition of Building 51B. The high-bay structure will be taken down to the floor slab. Work is scheduled to start in Fall 2003. (Richard Stanton x6221)

### **Bldg 64: Addition of Labs and Offices**

Funded for FY2003, this project will build out the last high-bay space in Building 64, creating additional laboratories and office spaces. The scope includes addition of a second floor, a new elevator, rearrangement of exit paths, and removal of an injector from Room 64-131. (Bill Wu, x5216)

### **Bldg 70A: Wet and Culture Labs**

Approximately 2700 sq ft (250 sq meters) of shop space will be converted into an Earth Sciences wet lab (1850 sq ft) and a Life Sciences cell culture laboratory (850 sq ft). (Bill Wu, x5216)

### **Building 77: Rehabilitation of Building Structure and Systems, Phase 2**

This project will correct mechanical, electrical and architectural deficiencies in Buildings 77 and 77A. Design is underway. (Marty Baron, x4135)

### **Molecular Foundry**

Berkeley Lab's newest User Facility, the Molecular Foundry, will be constructed near the Building 72 complex. It will consist of a research building of about 89,000 gross sq ft (8300 gross sq meters) and a utility center of about 6,000 gross sq ft (560 gross sq meters). The research building will have state-of-the-art clean rooms for the design, modeling, synthesis, processing, fabrication and characterization of novel molecules and nanoscale materials. Offices and laboratories will support nanoscale research in materials science, physics, chemistry, biology, and molecular biology. Construction of the Molecular Foundry is scheduled to begin in December 2003. (Joe Harkins, x7486)

### **Sitewide Water Distribution Upgrade, Phase 1**

Much of Berkeley Lab's fresh-water supply system has been in place for over 30 years. This project has replaced about 0.9 mile (1.5 km) of cast iron pipe and upgraded the remaining 5 miles (8 km) of pipe. It is also providing corrosion protection, new valves, pressure reducing stations, improvements to existing water storage tanks, and a new water storage tank in the East Canyon area. Construction is in progress. (Charles Allen, x6438)

#### PROJECTS ON THE WEB

Frequently updated information on over 100 large and small Facilities projects is available at [fac.lbl.gov/Facilities/Projects/status](http://fac.lbl.gov/Facilities/Projects/status) or by clicking on the Facilities Project Status link in the Berkeley Lab A-Z Index.

**OFFSET** *continued from page 2*

According to Dicely, "BSO's efforts had a lot to do with securing the additional \$1.5 million to dismantle the EPB Hall" At about 44,000 SF, the EPB Hall proved to be the final piece in the offset puzzle.

"That is one of the bright points," says Yip. "We hope to start that project in September 2003, and you'll see a significant difference when you drive into the lab. You won't see that big rectangular shell any more."

More importantly, though, without the space from LEHR, the EPB Hall and Building 10, the Molecular Foundry would have remained, says Yip, "...in a holding pattern," with resulting delays that could have set back the program and Berkeley Lab.

But thanks to a lot of hard work, and teamwork between Facilities and DOE, the Molecular Foundry and future projects are on track. According to Yip, "There was a lot of behind the scenes work to get the Molecular Foundry project ready for construction, Facilities had to do the site planning, environmental documents, community meetings, agreements with

UC, and land leases, and we worked with the lab on the offsetting requirement."

"Warren was instrumental in

**PROFILE** *continued from page 1*

Power and the Tex-Mex group Little Joe and La Familia. However, the next step for Pete was not rock stardom but a steady job and the responsibility of marriage and family, with rock 'n roll reserved for summer barbecues.

It was as the "Hill man" for Mayflower movers, which then had the Hill-wide moving contract, that Pete first came to Berkeley Lab six years ago. At that point, the only drums Pete was likely to find around the workplace were packing drums. Then, one day, he dropped in on a rehearsal of the Rhythm and Blues Review in Building 51.

As luck would have it, the group lacked a drummer, and Pete was quickly invited to sit in. Everyone in the group, which included Steve Blair (organ), Ken Berg (bass), Steve McClellan (guitar), George Rosas (trumpet), and Herman Henry (sax), liked what they heard, and soon Pete became a regular.

His band mates knew that Pete also wanted to become a regular Berkeley Lab employee. His work as a mover took him to every part of the lab, and he liked the environment as well as the people he met and worked with. As Pete says, "Berkeley Lab is a really, really good place to work. I've met some of the nicest people working at LBNL—People like Ron Woods, who helped make it possible to play

helping direct us in the right way to do the paperwork," says Dicely, adding, "It was an experience getting these projects approved for construction."

music, and George Rosas. He is one of the coolest people and a good musician." When a position came up in the custodial group, Steve Blair immediately told Pete to "get down there and apply."

George Rosas recalls that the entire hiring committee were impressed with Pete. "In a nutshell, he's just real energetic, dependable, responsible." As he approaches his third anniversary as a Berkeley Lab employee on August 16, Pete is an active participant in the workers observing workers (WOW) program, serving as a coach, and was selected to attend last year's annual WOW workshop in Dallas.

Today, Pete and his wife have six children, one grandson, and one grandchild on the way, and Pete still makes it to Fresno to cook barbeque and make music with his brothers. After all, "There's nothing like a barbeque in the back yard with a rock band."

**Plumbers** *continued from page 3*

an additional valve and stub so that, in an emergency, the Building 88 LN system can now be fed from a portable tank.

In his note to Facilities Director George Reyes, Lyneis expressed his and the 88-Inch Cyclotron Group's appreciation for the "quick response and the excellent quality of the work....Thanks to your staff going the extra mile, we were able to meet that deadline."

**Facilities Quarterly**

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**Layout:** TEID

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